

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	1	- 75.0%	12	6	- 50.0%
Closed Sales	0	1	--	11	4	- 63.6%
Median Sales Price*	\$0	\$4,195,000	--	\$1,750,000	\$3,472,500	+ 98.4%
Inventory of Homes for Sale	20	3	- 85.0%	--	--	--
Months Supply of Inventory	8.3	1.0	- 88.0%	--	--	--
Cumulative Days on Market Until Sale	0	71	--	191	50	- 73.8%
Percent of Original List Price Received*	0.0%	100.0%	--	94.5%	95.3%	+ 0.8%
New Listings	11	2	- 81.8%	24	7	- 70.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

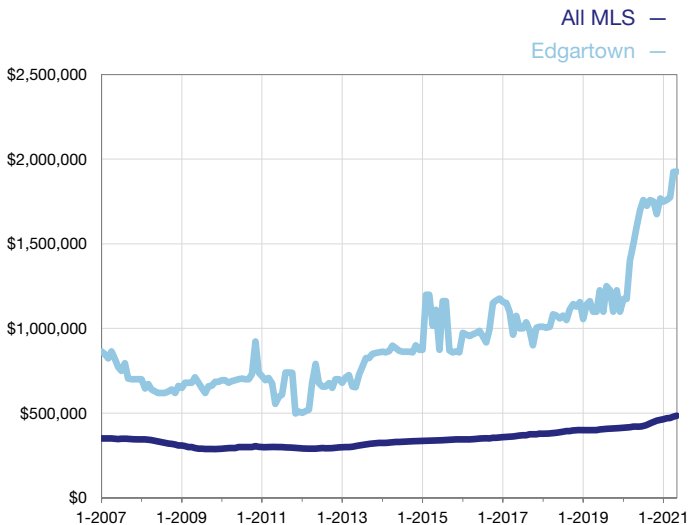
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	3	--
Median Sales Price*	\$0	\$0	--	\$0	\$650,000	--
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	9.0	2.5	- 72.2%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	209	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	94.5%	--
New Listings	9	2	- 77.8%	9	6	- 33.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

